SHOP talk

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Phil Person Joins Consortium Staff

Promises Seamless Transition and On-site Assistance

Phil Person
POS Facilities Resources Coordinator

Shop Talk recently interviewed Phil Person, the Consortium's new Facilities Resources Coordinator, as he paused between introductory visits to member sites around the Northwest. Person replaced Dorothy Trethewy in March 2000. He is a graduate of the United States Military Academy with a Bachelor of Science degree. In his six years with Washington state, he has served as a telemetry specialist, zone coordinator and, most recently, as a facilities planner with Washington State Department of Transportation. His specialties include asbestos inspection, management planning, telecommunications (including wireless and fiber optic cable), direct digital controls and computerized maintenance management systems design, procurement and operations.

ST: What attracted you to the Facilities Resources Coordinator position?

Person: I had remained abreast of Consortium activities while a member of WSDOT's facilities staff and enjoyed interaction with other facility managers. The ability to serve such a prestigious group of professionals as a resource is exciting and fulfilling. I wholeheartedly agree with the concept of a clearinghouse and focal point for facility maintenance and management. The Consortium has proven itself highly beneficial to taxpayers and the members it serves by leveraging the strengths of the group… what a great way to maximize resources and spread the word of best practices and lessons-learned! I have also been very impressed with the "horse-trading" capabilities of the Consortium. Why shouldn't public facility managers trade and share items, practice sustainable operations and use Consortium staff to find equipment, supplies and materials? It saves time and money and that's what we're all about.

ST: You have an extensive background in computerized maintenance management systems and direct digital controls. How will these attributes play in your new role?

Person: The Plant Operations Support staff provide a myriad of industry and trending data to Consortium members. I look forward to providing the needed data and offering my professional training and experiences for the benefit of Consortium members. For example, current industry data show that some equipment failures may not be the result of age or use, but rather occur randomly. If you accept these data, then you should also agree that time-based preventive maintenance is not nearly as effective as predictive maintenance. And, corrective, emergency, reactive or breakdown maintenance is 200% to 500% more expensive than maintenance that is planned or scheduled. I hope to assist Consortium members in determining and implementing the most effective maintenance strategies available to their organizations, including predictive maintenance using vibration and oil analysis, as well as Laser-based alignment technologies. Combining the analysis and intelligence capabilities of predictive maintenance with planning, scheduling and execution features of computerized maintenance management systems (CMMS) will allow Consortium members to create the most effective and cost-efficient maintenance environments possible. All data are captured for analysis and are subsequently available to maintenance decision-makers in one integrated system.

Person is "getting out and about" to meet POS members "on their turf." Here, he speaks with Don Roberts, Plant Manager of Green Hill Schools in Chehalis, about job shacks and other items offered to the Consortium for redistribution.

ST: How will you carry on the Consortium indoor air quality program initiated by Dorothy Trethewy?

Person: Dorothy was a certified hygienist and very effectively approached the vexing issues of indoor air quality from that perspective. I bring engineering, controls and field maintenance perspectives to the staff that should prove helpful to Consortium members. I am also a certified asbestos inspector and management planner. These services will be available to members in a cost-effective, reimbursable way. I especially want to serve as an advocate for our members as they quantify costs associated with poor indoor air quality. All too often we underestimate the influences of air quality on work absences, health costs, quality of work, employee attitudes and productivity. We do well when we share information, challenges and successes in this vital area. The problems associated with air quality and associated health risks are more widespread than generally known.

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INSIDE

In My Opinion

Shop Talk's shootin'-from-the-hip editorial section

Open letter asks tough questions of state hierarchy

After working with both school districts and now state agencies I find the methods of identifying and prioritizing deferred maintenance and levy/bond or capital projects a subjective process. The process — as state government handles it — does nothing to address maintaining the state's assets. I had high hopes that the Plant Operations Support program, in conjunction with OFM (Office of Financial Management), would result in some movement in the adoption of a state-wide priority system that would rise above petty politics.

I have nearly completed an inventory of our 90-acre campus; it's infrastructure and buildings. I have developed a method gleaned in part from an old UW based dBase2 program that evaluates "the cost of doing nothing." Each project is predicated on five "filters:"

Dean Crawford
Plant Manager
Fircrest RHC

- If nothing is done does it increase the operating budget?
- If nothing is done does it increase the deterioration of the investment?
- If nothing is done does it make the facilities unavailable for current use?
- If nothing is done is it a liability issue?
- If nothing is done is it a code violation?

I am preparing to send what I have up to my superiors. I believe that this process has merit and as the data are real, they could provide a basic format that might allow an objective look at preservation issues and an equal way for all state agency projects to be addressed. This system could also be used to bring attention to the Legislature for funding purposes. Is there someone at OFM I might talk to? Is there anyone that might actually listen?

I don't want to offend anyone but I feel the "cost of doing nothing" is a valid issue for the state. Are there others in the Consortium using a similar rational? I would enjoy comparing notes.

Dean Crawford

Dean: This topic is a hot one for any agency with the mission of stewardship of public facilities. Would you expand on your editorial note above?

Many thanks - Bob

Bob,

It has long been my belief that empirical data are tools underutilized by the state regarding facilities. A complete inventory and the replacement costs of the physical assets is the foundation of a fiscally responsible future for all responsible custodians of the public wealth.

I understand officials from Department of Social and Health Services Capital Programs are now responding to a requirement by OFM that justification for preservation dollars must include at the very least an inventory of the investment.

The next piece is obviously a condition assessment of those assets. In order to normalize data for the purpose of evaluation, universal tools must be used to evaluate components and infrastructures so the final result is totally objective. I am including a process that I have been using for about 10 years. Please note that you could also use any one of the five criteria or in combinations to prioritize the work. I am also asking our program side of the house to identify which buildings are critical to program and for them to rate that on a 7 to 1 basis.

What I would like you to do is look at the formula and see if it makes sense to you. Perhaps you know of someone else out there who is struggling with a way to report deficiencies without putting their job on the line.

Bob, as you know, I feel frustrated regarding what seems to be a governmental system that rewards agencies that do not protect the public investment. Facilities and their infrastructures are often replaced prematurely based on a facility not meeting the program need or just because the structure is old.

Somehow I would like "program need" to be specifically valued with alternatives considered prior to handing out another fistful of dollars to construct a building that from the onset is only built with a 25- to 35- year life span.

Further complicating and assuring this self fulfilling prophecy, these facilities are often built in such a manner that they are not maintainable due to a lack of consideration specific to design. I welcome a dialogue from other Consortium members with the hope of developing effective asset management systems. It's certainly in all our interests to do so.

Dean Crawford
Plant Manager
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The Plant Operations Support Consortium

New members appear in green and renewing members are listed in gray type. Welcome and thanks on behalf of the Consortium!

School Districts
Anacortes
Cascade
Central Okanagon, BC
Chehalis
Clover Park
Columbia-Burbank
Coquitlam, BC
Delta, BC
Eatonville
Enumclaw
Federal Way
Issaquah
Ketchican, AK
Marysville
Methow Valley
Mission, BC
Mukilteo
Northshore
North Thurston
Oak Harbor
Ocean Beach
Ocosta
Peninsula
Riverside
Rochester
Sequim
Snohomish
University Place
Wenatchee
White River
Wishkah Valley

Universities/Colleges
Bellevue CC
Big Bend CC
Clark College
Columbia Basin
Community Colleges of Spokane
Highline CC
Lower Columbia CC
Renton TC
The Evergreen State College
Univ. of Washington

Municipalities
City of Bonney Lake
City of Tukwila
Clark County
Cowlitz County
Jefferson County Public Works
Kitsap County
Lewis County
Pierce County
Whatcom County

Canada
Attorney General, BC
Municipality of Peel, ON

Ports
Port of Anacortes
Port of Edmonds
Port of Ephrata
Port of Longview
Port of Mattawa
Port of Olympia
Port of Pasco
Port of Ridgefield
Port of Seattle, SeaTac Airport
Port of Sunnyside

States
Alaska
Idaho Dept. of Admin.
Oregon

Washington State Agencies
Corrections
Ecology
General Administration
Health
Information Services
Liquor Control Board
Military
Parks & Recreation
School for the Deaf
Social & Health Services
Transportation
Veterans Affairs
Washington State Patrol

Madigan Army Medical Center on the Cutting Edge

Reliability Centered Maintenance Proves Effective

If you have not yet heard of facility managers utilizing vibration testing and laser alignment to improve operations, this article may prove illuminating. Since September 1997, Madigan Army Medical Center in Tacoma, Washington has employed vibration testing as part of their facilities maintenance plan.

"We have been gradually expanding our vibration testing program with the goal of testing all major equipment that affects patient safety and comfort on an annual basis," said Michael F. Carico, P.E., Madigan's Supervisory Mechanical Engineer. "Additionally, the use of vibration testing and laser alignment is being expanded to other facilities located in the United States Army Medical Command as part of the effort to establish a Streamlined Reliability Centered Maintenance Program."

Initial work at Madigan involved testing 22 items based on equipment whose failures would have had direct impacts on patient safety, facility operations or were "big ticket" (expensive to repair) items. Those items included surgery supply and return fans, laboratory supply and return fans, intensive care supply and return fans, fire pumps, medical air and vacuum pumps, centrifugal chillers, potable and condenser water well pumps and pneumatic control air compressors.

Test results showed:

- Air handler fan shaft bearings exhibiting signs of wear with potential to failure due to over- or under-lubrication.
- An air handler with a possible bent fan shaft. However, this was checked and found to be a balance problem with the fan, later corrected.
- A dental air compressor with excessive clearance between the pump end bearing and its housing.
- Well pumps out of balance.
- Various pumps found to be out of alignment.
- A high-rise fire pump indicated alignment problems, an improperly installed flexible coupling and the pump bearing were beginning to show signs of potential failure.

Since the initial testing was done, Madigan Army Medical Center has obtained a laser alignment tool and technicians perform their own alignment. In-house staff were able to accomplish the testing after less than eight hours of formal training. The alignment tool is used for aligning all repaired pumps and to check alignment as part of the Reliability Centered Maintenance program.

"In addition to testing of existing equipment, it is now policy at Madigan to perform initial baseline testing of all newly installed equipment as part of its acceptance (commissioning) program," said Carico.

For further information about Reliability Centered Maintenance, or testing and alignment, contact Brian Mead, Balancing Services Company, (206) 763-1260 or your POS staff (360) 902-7257.

High Tech Photo Management System May Be Facility Manager's Dream

Many facility managers use digital cameras these days to create high quality photographs of existing facility conditions, safety equipment and policy clarification, surface and earth records in preparation for new facilities, or to attach to repair and inspection reports. The digital camera has become a big help in gaining access to the visible nature of facility repairs and construction, but managing and communicating with digital photos can create problems of their own. How can facility staff harness the power of this great new technology without spending a fortune on computer equipment and advanced networks to support it?

Hundreds of school districts, municipalities, county agencies (as well as large military and federal agencies) and other facility owners have implemented the LYNX Digital Photo Management System to achieve these objectives.

LYNX is a software system that works with today's digital cameras and scanners in a unique way. Once a person takes photos with a digital camera, they can transfer or download these electronic photo files to a computer using the software. The system was designed to download these types of files quickly and all at once (20 to 30 photos can be transferred to a PC in less than a minute). The software system allows addition of a variety of text descriptions (building name, floor, room number, work order ID, etc.) that can be used to later search through the system database. So, staff can quickly find all the photos that have been taken of the Kennedy Middle School's kitchen HVAC unit. Date ranges allow staff to quickly locate specific date-related photos as well.

In addition to text descriptions, one can also record voice annotations with a simple microphone connected to a PC. Facility staff can even draw redline layers on the photos to further emphasize an element of the photograph.

The LYNX system creates web pages automatically. In just a few minutes, repair estimates (or before -and after-photos) can be shown to the people approving the repair. Staff can also send this information via E-mail if you don't have a website for this type of information. And, the E-mail message will contain an attached multimedia slideshow that can step the person viewing it right through the entire problem or situation. Imagine the impact that this type of voice-narrated slideshow can have on facility staff meetings, school and municipal boards, property and lease managers, potential tenants and many others.

The database can be easily shared across a network as well. The system has many security features built in so that photos

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Shop Talk is a quarterly publication of the Plant Operations Support program. The newsletter is intended to be an informative and operationally-oriented medium for public facilities managers. Contents herein are also available on the program's web site at **www.ga.wa.gov/plant**

We welcome feedback on the newsletter's contents and input from readers. We reserve the right to edit correspondence to conform to space limitations. Bob MacKenzie is program manager and editor (360) 902-7257 or e-mail bmacken@ga.wa.gov. Karen Purtee serves as editorial assistant. Special thanks to AnneMarie Bammert and Phil Person for editing assistance. Plants Operations Support does not make warranty or representation, either expressed or implied, with respect to accuracy, completeness or utility of the information contained herein. Plants Operations Support assumes no liability of any kind whatsoever resulting from the use of, or reliance upon, any information contained in this newsletter.

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Department of General Administration,
PO Box 41012, Olympia, WA 98504-1012.
Marsha Tadano Long, Director.

Member Opts to Repair, Rather than Replace

WCC Translates Maintenance Savvy into Start-Up Enterprise

By Bob MacKenzie

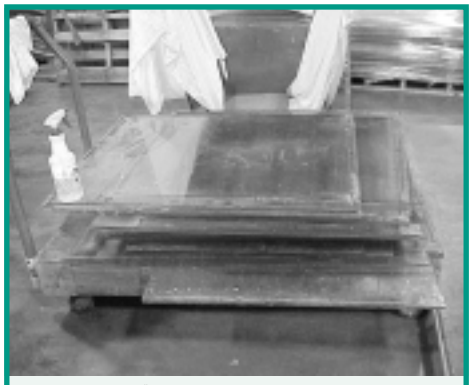
An innovative, entrepreneurial public business effort has taken root and is proving its taxpayer savings potential at a Washington state correctional facility. The Lexan ® Restoration Project (LRP) has all the components of a start-up enterprise and promises to save Consortium members mega bucks. Lexan ® is a registered trademark for a type of polycarbonate (plastic with special resin) used in lieu of glass. Consortium members have long used Lexan® and other registered products like Plexiglass®, because of their obvious advantages over glass: lighter weight, better impact absorbent tendencies, customization alternatives and ease of installation. You can find Lexan® and Plexiglass® used as windows, aircraft canopies, protective covers for signs, maps and diagrams and in many other applications. A major limitation of using Lexan® has been an inability to repair sheets damaged by normal use and/or vandalism. Until now, that is.

Jim Miller, project coordinator, proudly displays an array of equipment fabricated by WCC staff to support the start-up business. (Photo by Bob MacKenzie)

The Washington State Department of Corrections has not only found the "Holy Grail of Lexan® repairing," so to speak, but has created an innovative enterprise that could conceivably repair all the Lexan® of Consortium members and other public agencies in the Northwest and beyond.

The LRP has cleared a major hurdle and is poised to save Washington state and members of the Plant Operations Support (POS) Consortium millions in avoided costs. Expensive, bullet-resistant Lexan® sheets can run as high as $1,478 per 4'x 3' sheet. The LRP can bring a damaged polycarbonate sheet back to acceptable condition for less than $100! Non-bullet-resistant, thinner polycarbonate sheets can also be conceivaby repaired for a fraction of those dollars normally used for replacement.

The LRP began in November 1998 with a question posed to Consortium staff by Gary Jones, Associate Superintendent of Washington Corrections Center (WCC) in Shelton, Washington.



Lexan panels in preparation stage, awaiting sanding. (Photo by Alan Adams, WCC)

"I asked Bob MacKenzie and the Consortium to identify a process or product that would enable our maintenance staff to repair Lexan® and other poly-carbonates, instead of replacing sheets," said Jones. "We were installing more than $100,000 worth of Lexan® every year and we desperately needed to cut costs."

Gary Jones
Associate Superintendent
Washington Corrections Center

POS staff went to work on the request and found products and a process pioneered by 3M Corporation. The regimen uses hand-held orbital sanders with a sequence of abrasives to repair the Lexan® sheets. Graffiti and other damage is removed and optical clarity is restored. The process had been used during Operation Desert Storm on helicopter windshields. However, testing in early 1999 at WCC was disappointing, with the first 3M system providing "only an 80% solution," according to Jones. "The sheets were too cloudy to be used in any type of correctional application, and probably not any other type of environment we could imagine," said Jones. "We went back to the Consortium staff and asked them to bird-dog the issue and find us a better process."

So began a productive relationship between the Consortium staff and 3M research and development (R&D) offices.

Laminate is "squeegeed" to remove water and

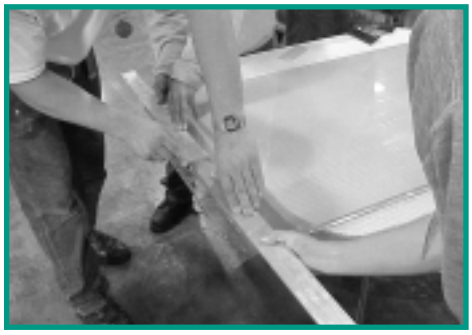
Sheets of Lexan® were provided by WCC and shipped back to St. Paul, MN to be used in 3M process development efforts. WCC and Consortium members operational requirements, objectives and feedback were used to improve and modify the 3M process and associated products.

In late1999, a breakthrough occurred with the innovative application of a 3M adhesive film. The film is applied to a repaired sheet of Lexan®. The adhesive actually fills in the micro scratches caused by the repair process, and dries to a near-perfect, optically clear sheet. The 3M Corporation recognized the benefit field-testing presented by the Consortium and WCC and dispatched a team to Washington state in February 2000.

"That cinched it," said Jones. "We judged the product to be close to 98% and repaired Lexan® might provide us immense savings if we could organize and staff a repair project effort. Our vision is a repair process supervised by maintenance personnel and the hand-work being done by selected inmates in a specially-designed facility within the confines of WCC."

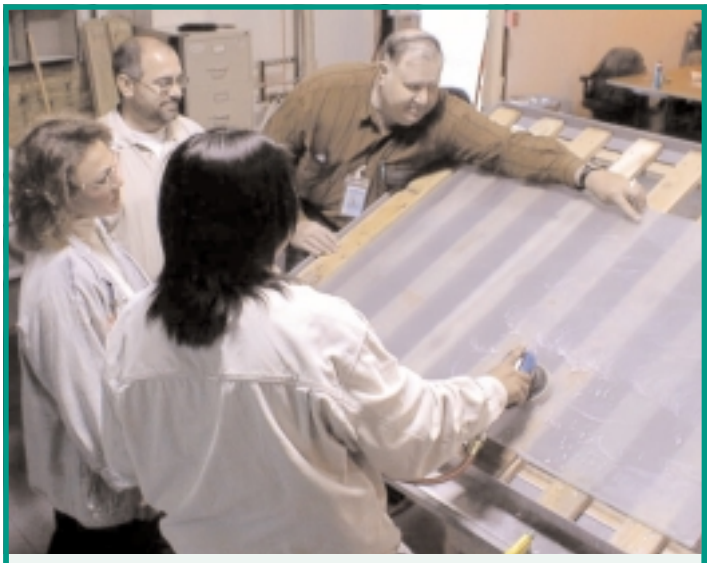
Other Consortium members, including Western State Hospital of the Department of Social and Health Services (DSHS), North Thurston School District and Lewis County, were included in the validation test and expressed interest in using the ultimate product. If found practical, sheets of damaged Lexan® could be forwarded to WCC, repaired and shipped back to Consortium members for a fraction of the cost of new sheets. Savings to taxpayers could be more than ever imagined.

"Our curiosity was piqued by the amazing potential of this repair system," said Ed Valbert, capital projects office, DSHS. "Our active participation in the Consortium and the department's extensive use of Lexan® could make this scenario a win-win for all concerned."



l air bubbles on the Lexan sheets then trimmed.
(Photo by Alan Adams, WCC)

The 3M Corporation local and national representatives returned to Washington, in June for three days to train a supervisor and inmates on the technical procedures of repairing the sheets. Jim Miller, a construction maintenance supervisor at WCC, was named coordinator of the LRP in February and has worked feverishly to organize and equip the new enterprise.



A Lexan sheet is restored by a series of abrasives and special film. An unidentified inmate operates a sanding orbital during a training session. Instructors are Rhona Roop and Bruce Sventek from 3M. Jim Miller, project coordinator, points to an anomaly on the sheet.
(Photo by Bob MacKenzie)

"Inmates were hand selected and interviewed for skills, motivation and retainability in the project," Miller said. "Equipment had to be fabricated or purchased, a supply of the product secured, and all within a very limited budget."

Miller's work appears to have paid off. The 3M Corporate reps were visibly impressed with WCC's set-up. They were amazed by the ingenuity maintenance staff had shown in fabricating film holders, adjustable work stations for the Lexan® sheets, a complete production area in an existing warehouse and all associated electricity, water, disposal and pressurized air.

"Very few organizations could have pulled this off in such a short time", said Bruce Sventek, Senior Physicist and Technical Service Rep from 3M Headquarters in St. Paul. "Jim Miller, the POS Consortium, Gary Jones and Jim Blodget (WCC Superintendent) deserve acclaim for what they've done to date and the potential savings that may result for taxpaying citizens."

A crucial link in the innovative effort has been 3M's willingness to provide the film product direct to the Consortium and WCC, a process that involved gaining approval from the Federal Trade Commission. Since the LRP is a pilot project, 3M is able to fast track the experimental product directly to the LRP at low cost. Likewise, Rhonda Roop, 3M Superabrasive and Microfinishing Systems Division Sales, is the LRP's local 3M contact in Seattle, and her energetic efforts have resulted in responsive provision of abrasives and associated equipment to WCC.

"First, we'll concentrate on repairing the backlog of damaged sheets we've accumulated here at WCC," said Jones. "Then, we'll open the process up to others in DOC and the Consortium. We're in contact with General Administration to explore use of their transportation assets and possibly use other material purchasing and handling expertise as the project matures."

Jones stressed that the project must be self-sustaining and must prove it can effectively repair the sheets before the project can expand. He cautioned that the durability of the repair process has not yet been fully tested and that much of the process is "learn as we go."

That notwithstanding, the LRP is operating at full steam at Washington Corrections Center and promises to offer Consortium members a full range of options for their Lexan® applications. Miller advises potential beneficiaries to "save your damaged sheets, wrap them with *shrink wrap* to protect from further damage, and keep in close contact with Consortium staff to monitor the progress of the LRP."

For further information about the Lexan® Restoration Project, contact Consortium staff (360) 902-7257 or E-mail: plantop@ga.wa.gov

Pulsed Power Offered as Water Treatment Alternative

Open hydronic systems such as steam boilers and cooling towers are a proven and economical solution to the process and comfort needs of the facilities we support. However, these systems have inherent water-quality issues that must be addressed.

Mineral scale accumulates daily inside boilers and cooling towers. Scale buildup causes loss of efficiency, increased fuel consumption, and premature equipment failure. Corrosion in steam boilers from depressed pH in the condensate lines can rot out piping. Additionally, cooling towers are prime breeding places for algae and bacteria. This can lead to explosive growth of sludge-forming and disease-causing microorganisms—including the legionella bacteria.

Adding chemicals are an operational expense and a safety concern. Water treatment chemicals are potentially hazardous to the environment because they are discharged into waste water systems or carried out of cooling towers by drift. Regulatory pressures are increasing on the release of biocides, zinc, molybdenum phosphates and brine, part of water treatment regimes. Thus, a non-chemical water treatment system has significant advantages over conventional methods.

Image of Dolphin system components: Flow-through coils section and plug-in power panel.

Research Leads to the Dolphin

Several years ago, the Environmental Research Institute, University of Connecticut, conducted an investigation into the mechanisms that are at work when low energy electric impulses are directed into flowing water by means of an induced electric field. The Dolphin pulsed-power water treatment device delivers a pulsed power signal to the flowing water that excites the mineral ions so they will not precipitate as scale, but rather as free floating colloids which form a chalk-like dust that drops out into reservoirs or traps where it can be flushed away.

Biological growth is checked by the encapsulation of the microorganisms in the crystals formed in the precipitation process. Corrosion is controlled by the elimination of corrosive scale-control chemicals. The pulsed power system effectively eliminates the need for chemical treatment.

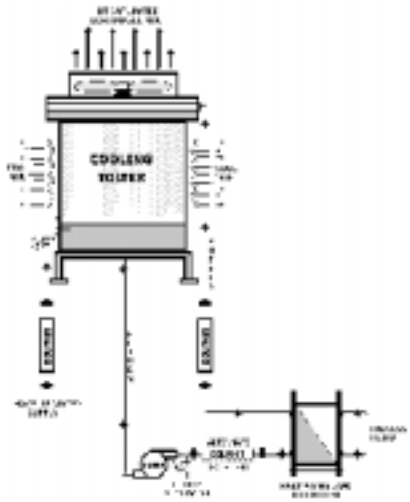
Dolphin Demonstrates Savings

Boiler case study:

A Connecticut dairy needed an alternative to chemical treatment of boiler water. Eliminating potentially hazardous chemicals in a food-processing environment had obvious benefits, with the additional benefits of saving energy and water. Two units were installed on a 500 bhp steam boiler and operated for three months. Inspection revealed: no new scale; significant amounts of pre-existing scale removed; and, no signs of corrosion. Six months later: similar results with 40% of the pre-existing scale removed and more flaking off. Boiler efficiency improved and fuel consumption was reduced by nearly 20%. Economic savings included reduced cost of chemicals, reduced maintenance on chemical feed equipment, and reduced fuel consumption. Calculated annual savings approached $40,000.

Cooling tower case study:

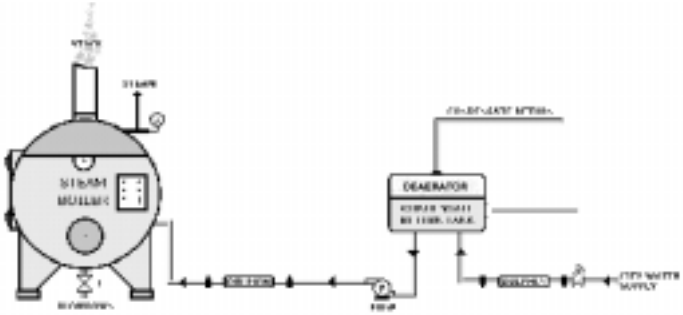
A major Connecticut manufacturer installed the Dolphin system on one cooling tower in July 1995. By November, the highest Total Bacteria Count measured 4,500. This compared to chemically controlled towers at the same facility that had readings between 30,000 to 100,000. No evidence of biological activity was detected. No bio-sludge was found in the system. The pH levels remained at a satisfactory 7.5-8.5.



TYPICAL DOLPHIN INSTALLATION ON AN EVAPORATIVE COOLING TOWER

Green Technology

Pulsed power technology addresses the growing public concern for the environment and conservation. The elimination of chemical additives is an obvious advantage. However, Dolphin systems also allow users to save water. This is because pulsed power treated water systems tolerate higher mineral concentrations than chemical systems. A 1,000-ton cooling tower can save about 10,000 gallons of blowdown per day by using pulsed power to increase its cycles of concentration from three to seven.



TYPICAL DOLPHIN INSTALLATION
STEAM BOILER

For further information on the Clearwater Systems Dolphin water treatment product, including references, technical data, or field reports of the above-mentioned case studies, please call Rand Conger at Johnson-Barrow, the Clearwater representative for the Northwest. (206) 284-1476 or (800) 334-3405.

Washington Hosts Western Regional NASFA Conference

Hot Button Topics Form Core of Agenda

The Western Region of the National Association of State Facilities Administrators (NASFA) will meet this coming September in the City of SeaTac, Washington to discuss a variety of facility-related topics and issues. Washington is playing host to the event, with the lead agency being General Administration's Division of Real Estate Services (DRES).

"We're planning a 'shirt-sleeves-up' conference guaranteed to stimulate creative, operationally-oriented thinking and maximal sharing of lessons-learned," said Bob Bippert, Assistant Director, DRES. "Bringing eight western states together will form a synergy and we'll leverage that to address critical issues affecting us all."

The conference takes place September 20-22 at the SeaTac Marriott in Washington. Start time is 8:30 a.m., kicked off by the Washington State Patrol's Honor Guard and welcome by state and local government leaders. The agenda is replete with hot-button facility-related issues including the Ultimate Purchasing System, lease or own public facilities model, quantifying in-house staff value, evaluating outsourcing options, indoor air quality methods that work, state transportation/facility issues and a national energy success story from Wisconsin. Unique conference events include a tour of SAFECO Field and other local facility sites of interest. Participant costs have been kept to a minimum, with only a $40 conference charge. Sponsors, including Johnson Controls, American Air Filters and Andre Pack and Associates, have enthusiastically supported conference components. Approximately 120 attendees from eight states are expected during the three-day meeting.

"We welcome facility managers and associated professionals from local governments and other state agencies," said Bippert. "This is a great opportunity and we hope others will join us and profit by the experience."

For further information, contact Mary Briggs, conference coordinator (360) 902-7377 or E-mail: mbriggs@ga.wa.gov. Visit the NASFA web site http://www.nasfa.net/

Wood Salvage Program Captures National Award

The winner of the 2000 National Association of State facilities Administrators (NASFA) Innovations Award is Washington's Wood Salvage Program. The program was submitted by the Washington State Department of General Administration and was formally recognized during NASFA's Annual Conference and Trade Show in Burlington, Vermont, June 24-28, 2000.

"The Wood Salvage Program solves a recurring problem in a new way as a result of outside-the-box thinking," said Duncan Crump, Facilities Assets Manager. "It saves time, avoids significant labor costs, keeps limited staff time on facilities, reduces materials costs, benefits customers and preserves the environment."

The North Cascades Gateway Center in Northwest Washington is a 230-acre wooded campus which houses federal, state and local at-risk client programs. It is subject to high winds and very wet fall and winter seasons, combining to cause the loss of mature trees every year. Recent projects to upgrade water, sewer and storm water systems have required the removal of many more large trees. The Wood Salvage Program was initiated by front-line staff as a way to remove windfall in a more efficient manner.

"For years, staff cut up the downed timber, transported it to piles and burned it, tying up hundreds of limited staff hours on essentially non-facility work," said Crump. "Now a local sawmill operator picks up the logs, mills it to the center's specifications and kiln dries the lumber. Thousands of board feet of oak, fir and cedar are available for campus use."

Over 200 hours of staff labor to cut, haul and burn the wood has been avoided, saving $8,000 in labor costs. More important, this labor is focused on facility issues, improving responsiveness to tenant needs and reducing maintenance backlogs. Lumber valued at more than $30,000 was recovered for less than $7,000. The center has realized $31,000 in savings and avoided costs in the first year alone. Washington thinks this simple, cost-effective program can serve as a model for others.

A total of 24 programs were nominated for the 2000 NASFA Innovations Award. Another Washington submission — Capitol Resource: Modeling for the Future — received honorary mention. These, along with all the submissions, can be viewed on NASFA's web site at www.nasfa.net.

The NASFA Innovations Award is an annual award program developed in 1993 to recognize outstanding achievement by a state facility organization in establishing an innovative new program or improving an existing program that enhances efficiency and effectiveness in state government. The POS Consortium received an honorary mention in the competition in 1997.

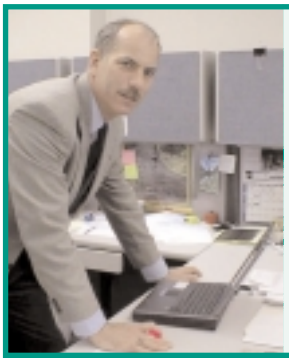
NASFA is an organization of state officials involved in the planning, development, operation and maintenance of state facilities. The association was formed in 1987 to provide a forum for sharing information on effective facility administration and to give states an opportunity to discuss the problems and solutions that demand the attention of the professional administrator.

Facilities staff at North Cascades Gateway Center prepare a fallen tree for milling on-site. (Photo courtesy NCGC)

Person

(Cont. from page 1)

ST: What do you believe is the greatest challenge confronting facility managers today?



Person brings technical and management skills to the Consortium. His background in telemetry, facilities management and customer service makes him a natural for the position.

Person: Just as craftspersons must be multi-skilled today, it is equally important for the facilities managers to be multi-skilled. These skills include a knowledge of maintenance and facilities engineering, administrative and communications skills, the ability to be a strategist and a visionary, a detail person, a mentor and facilitator, an engineer, an innovator, a risk-taker, an entrepreneur, a business person, knowledgeable in finance and accounting, a willingness to continually learn and apply that learning to improving facilities… all this with low pay, long hours and a public screaming for us to "do more with less!" Facilities managers are actually running businesses… sometimes small cities and far-flung operations. Today, facilities managers simply must see themselves as business leaders in order to meet many challenges, including the outsourcing of specific services or entire operations.

ST: What is the Consortium's potential?

Person: The POS Consortium can assist all facility managers in meeting the demands of their complex jobs. I bring a technical, operational maintenance background and my colleagues bring different knowledge, skills and abilities to the Consortium. For example, Bob MacKenzie, the POS program manager, holds three masters degrees, including business and public administration. We can take a few of our members' hats off of them for an hour a day, or maybe save them significant dollars in just one equipment transaction or conduct pure research on their behalf. Our only litmus test for responding is that a Consortium member calls and requests our help. These potent services are just a phone call or E-mail away! That's a few of the reasons I wanted this job and look forward to supporting the Consortium in the years ahead.

Contact Phil Person @ (360) 902-0434 or E-Mail: pperson@ga.wa.gov

High Tech

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cannot be modified and unauthorized people cannot delete or modify annotations. The software's design precludes photo files from taking up too much disk storage or network bandwidth.

The people who developed LYNX also offer the JobWebCam System. JobWebCam takes the features of the system and adds digital video images that are designed to show up-to-the- minute progress of large facility construction projects.

For more information on the LYNX Digital Photo Management System or the JobWebCam System, contact: TRF Systems, Inc. Phone: 800.873.0700 Web:www.trfsys.com or www.jobwebcam.com Email: sales@trfsys.com Fax: 954.345.9703. Chuck Leyster, GA's Engineering and Architectural Services, says this system would complement the *Buildings on a Disk* technology highlighted in the Spring 1999 issue. For more info contact Chuck @ (360) 902-7236

Defunct bailers provide members revitalized recycle options

Mark Zahnley (l), and Terry Olson admire two cardboard bailers at the State Capitol Campus in Olympia. The bailers were declared surplus by the Division of Capitol Facilities and made available to Consortium members. Zahnley, a carpenter, and Olson, an electrician, are members of DSHS's Echo Glen Children's Center facility staff. The Center, located near Snoqualmie, received two of the units. Other Consortium members receiving bailers were the Washington State Departments of Corrections (Pine Lodge Pre-Release, Medical Lake and Washington Corrections Center for Women, Purdy) and Transportation (Southwest Region). Total value of the six bailers re-utilized by members exceeded $30,000.

Welcome, SeaTac Airport!

Phil Person (standing), presents POS program highlights to the SeaTac International Airport Facilities Management Team. SeaTac Airport, Port of Seattle, joined the Consortium recently and brings significant depth and specialized expertise to the group. Michael Feldman (far left), Director of Aviation Facilities; John Christianson (second from left) General Manager, Aviation Maintenance; Cheryl Banomi, (third from left) Administrative Assistant, Aviation Maintenance; Dick Ottele (fourth from left), General Manager, Aviation Facilities & Infrastructure; and Tim Jayne, (seated, top right) Manager, Purchasing. Also attending the introductory meeting were Valarie Johnson, Administrative Supervisor, Aviation Facilities (back toward camera) and an unidentified co-worker.